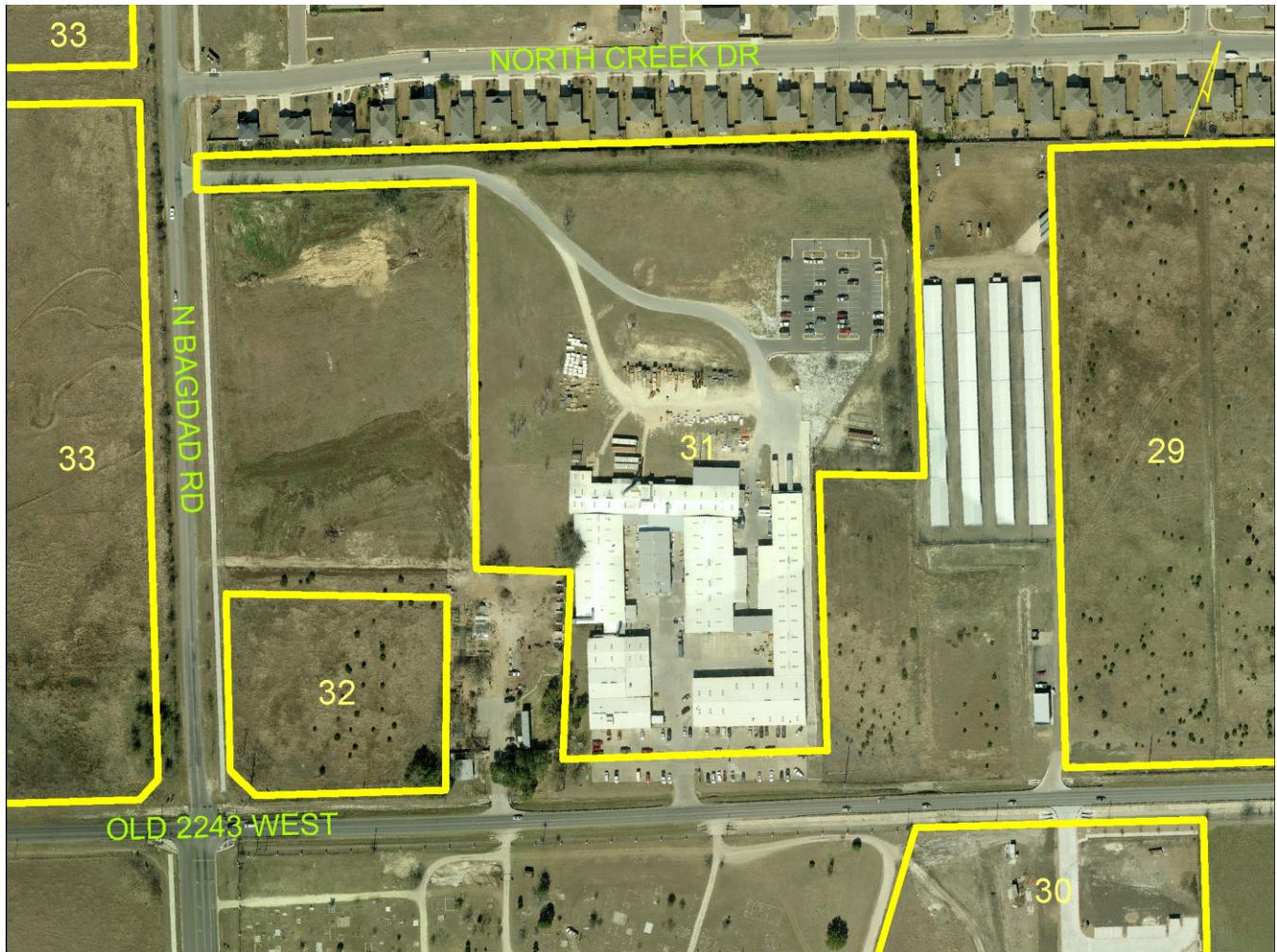


15 Acres/6.1 Hectares  
MPE Realty Facility (80,000 square foot/7,432 square meters)

Site 31



15 acres/6.1 hectares

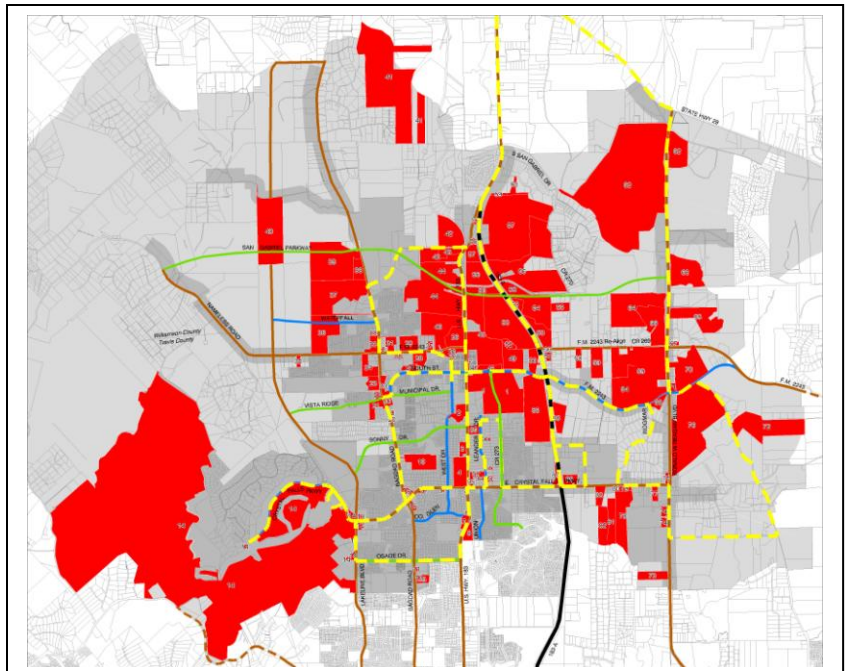
80,000 square foot/7,432 square meters

Multiple-Facility Industrial Building

Utilities

Zoning – Light Industrial

Mr. Fred H. Deal  
Senior VP - Investments  
Jackson & Cooksey, Ltd.  
12770 Merit Drive, Suite 760  
Dallas TX 75251  
972.934.9757 phone  
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City of Leander Economic Development Department ♦ [www.leandertx.org](http://www.leandertx.org) ♦ (512) 528-2852

The information contained herein is from sources deemed reliable, but no guarantee is made or responsibility assumed by the City of Leander Economic Development Department as to its accuracy.

<b>Property</b>				
Total Acreage: 15 acres/6.1 hectares		Map: MAPSCO Austin 2006 Street Guide, pgs. 312, Sec. W		
<b>Location</b>				
City: Leander		County: Williamson		
Address/Directions: 11880 West FM 2243, Leander TX 78641				
Within City Limits: Yes		Distance from City Limits: Not Applicable		
Distance to US Highways: 3,500 feet/1,067 meters east		Type of Zoning: Light Industrial		
Distance to Interstate Highways: 14 miles/22.5 km east				
<b>General Site Information</b>				
Previous Use of Site: Fiberglass whirlpool bath manufacturer		General Condition: Excellent		Dimensions: 1,000 feet/305 meters x 500 feet/152 meters
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 8 percent slopes				Shrink/Swell Capacity: Moderate to high with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete.
Adjoining Acreage Available: Yes		Can Site Be Divided: Yes		Lot Size: Negotiable
<b>Improvements</b>				
Road Distance to Rail: 3,600 feet/1,097 meters		Name of Railroad: Union Pacific, Southern Pacific and Capital Metro Commuter Rail		
Proximity to Port(s): Three (3) hours to Port of Houston		Other Improvements: Single-story, multiple facilities with numerous grade level and four dock-high doors at 12 ft./3.7 meters and 16 ft/4.9 meters clear heights and a new parking lot in the rear of the property		
Fenced: Yes		Landscaped: Yes		
Located within an Industrial Park: No		Type of Business: Office/Warehouse and/or Light Industrial		
Deed Restriction(s): Contact representative for more details		Covenants: Contact representative for more details		
<b>Utilities</b>				
City of Leander Services: Department of Engineering, (512) 528-2700		Water - Size of Nearest Line: 12 inch/30.5 cm along FM 2243 Pressure: 65 psi/448 kilopascal		Sewer - Size of Nearest Line: 10 & 12 inch/25.4 & 30.5 cm along FM 2243 and east of property
Electric Service: Pedernales Electric Cooperative (PEC)	Phone: (830) 868-6041	Facs: (512) 268-0328		Email: Trista.fugate@peci.com
Natural Gas Service: ATMOS Energy, (512) 310-3810	Size of Nearest Line: 4 inch/10.2 cm		Pressure: Intermediate Pressure located 250 feet/76.2 meters from the northeast corner at North Creek Drive	
Telecommunication Service: AT&T and/or SuddenLink	Phone: (512) 870-4430 and/or (979) 595-2424	Facs: (512) 870-4475 and/or (979) 595-2445		Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com
Solid Waste Disposal: Clawson Disposal, Inc.	Phone: (512) 259-1709	Facs: (512) 746-5807		Email: clawsondisp@earthlink.net
<b>Sales Information</b>				
Contact: Mr. Fred H. Deal	Phone: (972) 934-9757 or (214) 208-6230 mobile	Facs: (972) 980-0490	Email: fdeal@jacksoncooksey.com	Web Site: www.jacksoncooksey.com
Sales Price: Not Applicable		Lease Price: \$6.00 to \$8.00 per square foot/0.092 square meter depending on size and finish-out requirements		
Comments: Originally built in 1983, several additions followed throughout the early 90's. Metal construction with pitched metal roof. Office space (6,000 +/- square feet/557 sq. meters) has brick front. The parking lot is all concrete. Access onto both FM 2243 and North Bagdad Road. FM 2243 will be widened to four-lane with dedicated turn lane. Right-of-way on FM 2243 has already been sold to the City and some of the parking will be lost.				